

April 20, 2009 - Special Town Council Meeting

At a Special Meeting of the Town Council of the Town of Middletown, RI, held at the Middletown Town Hall on Monday, April 20, 2009 at 6:00 P.M.

Council President Christopher T. Semonelli, Presiding

Vice Chairman Richard Cambra

Councillor Frank A. Bozyan

Councillor M. Theresa Santos

Councillor Edward J. Silveira, Jr.

Councillor Robert J. Sylvia

Councillor Barbara A. VonVillas, Members Present

POSTED – April 15, 2009

Wendy J.W. Marshall, Town Clerk

Town of Middletown

Town Hall – 350 East Main Road

Middletown, Rhode Island 02842

Dear Mrs. Marshall:

Pursuant to the provisions of Article II, Section 203 of the Town Charter and in accordance with Sections 42-46-2., 42-46-4. and 42-46-6., RIGL, I hereby call a Special Meeting of the Town Council to formally consider, discuss and act upon the following item of business:

- 1. Historical background of Bay Ridge development**
- 2. Questions for Bay Ridge developers**

Said meeting will be held on Monday, April 20, 2009, at 6:00 P.M. at the Middletown Town Hall, 350 East Main Road, Middletown, Rhode Island 02842.

Christopher T. Semonelli,
President

Middletown Town Council

CC:
Town Council
Public Library

Town Administrator

Town Solicitor

Town Planner

Public Works Director

Police Chief

Fire Chief

This meeting location is accessible to the handicapped. Individuals requiring interpreter services for the hearing-impaired should notify the Town Clerk's Office at 847-0009 not less than 48 hours before the meeting.

On motion of Vice Chairman Cambra, duly seconded, it was voted unanimously to receive said communication.

Also present were Town Planner Ronald Wolanski, Building Official Jack Kane and Town Engineer Warren Hall.

Town Administrator Shawn Brown reviewed a brief description of the property noting the area consists of 26 acres south of Forest Avenue School, the subdivision is for residents 55 and over, there are 60 units and the development does not include Town roads or infrastructure, the association is responsible for the development.

Town Solicitor Michael W. Miller explained the existing ordinance was requested by the developers of BayRidge in 2004. The original proposal was for only one of the owners to be 55 or older. At a past Town Council meeting, a request was made by a council person, that both occupants be 55 or older. Now the ordinance is to be changed to only one of the occupants be 55 or older to meet state and federal law.

Town Planner Ronald Wolanski reviewed the BayRidge Development Timeline entered here:

Enter timeline through September 2007

Building Official Jack Kane reviewed the construction timeline for the BayRidge Development area entered here:

Mr. Kane noted that he has been in contact with Oldport Homes and they will be planting grass, completing road work and will relocate the construction material.

Bruce Ryerson, 391 Forest Avenue, representing some of the residents of Forest Avenue, Audrey Littlefield, Bruce Long, Gail Greenwood, Roberta Duffy, and Alice Curran which have agreed on the following concerns entered here:

Alice Curran, Forest Avenue, expressed concern with the current ordinance and noted that she believes BayRidge is not a legal development.

Bruce Long, 1 Winfield Court, noted that the Forest Avenue group will be opposed to the new ordinance being considered on May 4, 2009. Mr. Long believes a new traffic study should be required for the area and noted concern with the drainage in the BayRidge development.

Fran Coulter, 24 Buck Road, questioned the occupancy in the BayRidge area and noted concern for the need of more bales of hay by Buck Road for the water runoff.

Discussion centered around the Town continuing to work with the developer of BayRidge to resolve area issues.

Vice Chairman Cambra requested that questions submitted by the

Forest Avenue Neighbors thru Bruce Ryerson, numbered 3, 4, 5 & 7 be reviewed by the Town administration and report back to the Council at a later date.

On motion of Vice Chairman Cambra, duly seconded, it was voted unanimously to adjourn this meeting at 6:52 P.M.

Wendy J.W. Marshall, CMC

Council Clerk